

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Poplar Avenue, 400' E of
the c/l of Shelbourne Road
(1215 Poplar Avenue)
13th Election District
1st Councilmanic District

Peter A. Franz
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-9-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1215 Poplar Avenue, located in the vicinity of the UMBC campus in Arbutus. The Petition was filed by the owner of the property, Peter A. Franz. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3'8" in lieu of the minimum required 10' for a proposed addition to the east side of the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

ORDER RECEIVED FOR FILING

Date

By


MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of August, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3'8" in lieu of the minimum required 10' for a proposed addition to the east side of the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

10/10/95

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 8, 1995

Mr. Peter A. Franz
1215 Poplar Avenue
Arbutus, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Poplar Avenue, 400' E of the c/l of Shelbourne Road
(1215 Poplar Avenue)
13th Election District - 1st Councilmanic District
Peter A. Franz - Petitioner
Case No. 96-9-A

Dear Mr. Franz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File





Petition for Administrative Variance

96-9
to the Zoning Commissioner of Baltimore County
for the property located at

1215 POPLAR AVENUE

which is presently zoned

DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B023C1

To allow an addition (for kitchen extension) with a side yard setback of 3 feet, 8 inches in lieu of the minimum required setback of 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- 1) At creation of this sub-division there was no zoning requirements
- 2) This house sets to the left side of the property
- 3) The kitchen is on the left side of the house

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

Peter A. Franz
(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

1215 Poplar Ave.

966-4100 W
247-6927 H

Phone No

Arbutus MD 21227

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: *[Signature]*

DATE: 7-10-95

ESTIMATED POSTING DATE: 7-23-95



Printed with Soybean Ink
on Recycled Paper

ITEM #: 9

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1215 Poplar Ave.
address
Arbutus MD 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

At the creation of this record plat " POPLAR AVE. " There was no zoning requirement stated on the plat, so this lot now is to comply with current zoning reg's. which is 10'. When to house was built it was set to the left side, this leaves no room to expand.

Our kitchen is on the left side of our house, and this is room we need to enlarge, for it is only 8'x10' in size.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Peter A. Franz
(signature)
Peter A. Franz
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of June, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland

Peter Adlai Franz

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6/15/95
date

Ernest A. Barwick
NOTARY PUBLIC

My Commission Expires: 10/1/95

ZONING DESCRIPTION

Description for : 1215 Poplar Avenue

Arbutus MD 21227

Legal owner : Peter A. Franz

410-247-6927

Beginning at a point on the south side of Poplar Ave. which is 400' east of the center line of Shelbourne Rd. and runs N 51 24' W 50.0' to a corner that runs N 39 44' E 111.5 ' to a corner that runs S 51 24' E 50.0' to a corner than runs S 39 44' 111.5' back to point of beginning.

Being know as lot# 41 in the recorded plat " POPLAR AVENUE "

Recorded in plat book :14 page : 57

Containing 5575 S.F. BEING .14 acres

Know as : 1215 Poplar Avenue

13 Election District

1 Councilmanic District of Baltimore County , Maryland.

*Item
#9*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

96-9-A

District 130 Date of Posting 7/27/95
Posted for: Variances
Petitioner: Peter H. Frontz
Location of property: 1015 Poplar Ave, sp
Location of Signs: Four Decalays on property being zoned
Remarks: _____
Posted by [Signature] Date of return: 7/28/95
Number of Signs: 1



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 007631

DATE 7/10/95 ACCOUNT R-001-615-000

AMOUNT \$ 85.00

RECEIVED FROM: Peter G. Frontz

FOR: 010 - VARIANCE... \$50.00 ITEM # 9
080 - SIGN... \$35.00 Taken by: JRF

03A03#0317MICARC \$85.00
BA C010:25AM07-10-95

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: # 9

Petitioner: PETER A. FRANZ

Location: 1215 POPLAR AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PETER A. FRANZ

ADDRESS: 1216 POPLAR AVE

ARBUTHUS MD 21227

PHONE NUMBER: 410-247-6927

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-9-A (Item 9)
1215 Poplar Avenue
S/S Poplar Avenue, 400' E of c/l Shelbourne
13th Election District - 1st Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 30, 1995. The closing date (August 7, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: Peter A. Franz

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 2, 1995

Mr. Peter A. Franz
1215 Poplar Avenue
Arbutus, Maryland 21227

RE: Item No.: 09
Case No.: 96-9-X
Petitioner: P. A. Franz

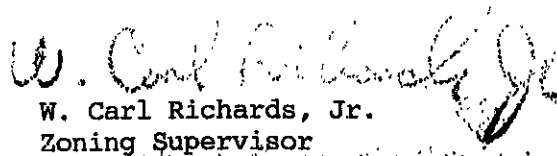
Dear Mr. Franz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 10, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 31, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for July 31, 1995
Items 009, 011, 012, 013 and 016

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

750000

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/17/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 24, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 09, 10, 11, 12, 13, 14 & 16. 8

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



cc: File

Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

7-17-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 009 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/


MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 1, 1995

FROM: Pat Keller, Director 
Office of Planning and Zoning

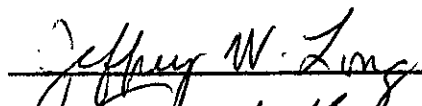
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 494, 9, 10, 11, 12 and 13.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:



Division Chief:



PK/JL

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

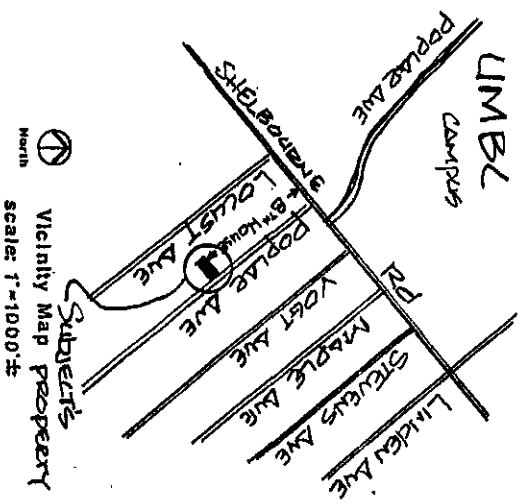
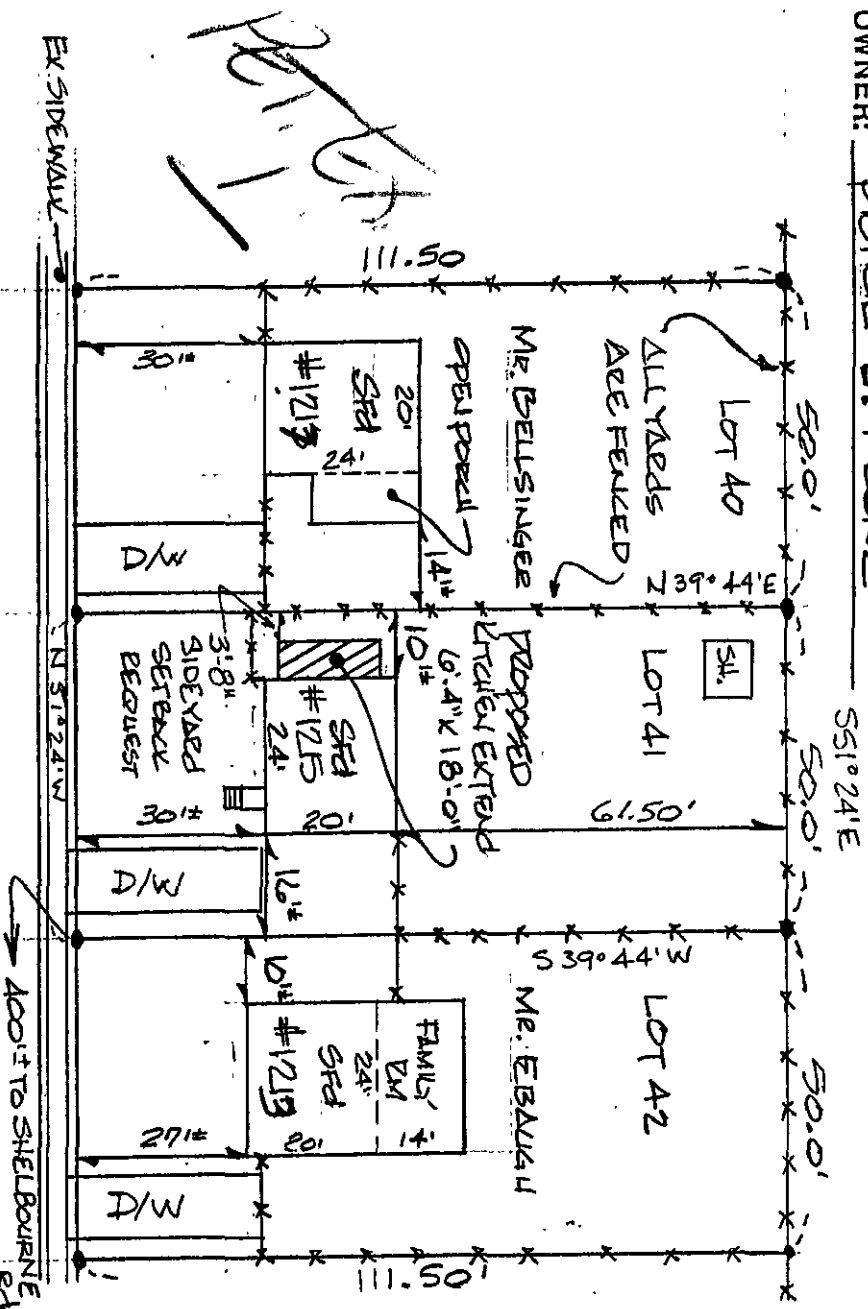
PROPERTY ADDRESS: 1215 POPLAR AVENUE

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: POPLAR AVENUE

plat book # 14, folio # 57, lot # 41, section # ---

OWNER: PETER & FEANZ



LOCATION INFORMATION

Election District: 13

Councilmanic District: 1

1"=200' scale map #: 8WS-E

Zoning: D25.5

Lot size: .14 5575 square feet

SEWER: ☒ public ☐ private
WATER: ☒ yes ☐ no
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JKL ITEM #: 9 CASE #: 96-9-A

Scale of Drawing: 1"= 30'

date: 6/95
prepared by: JKL



FRONT VIEW OF
PROPERTY FOR PROPOSED
ADDITION

Item
#9

MICROFILMED

PETITIONER(S) EXHIBIT ()



Item
#9

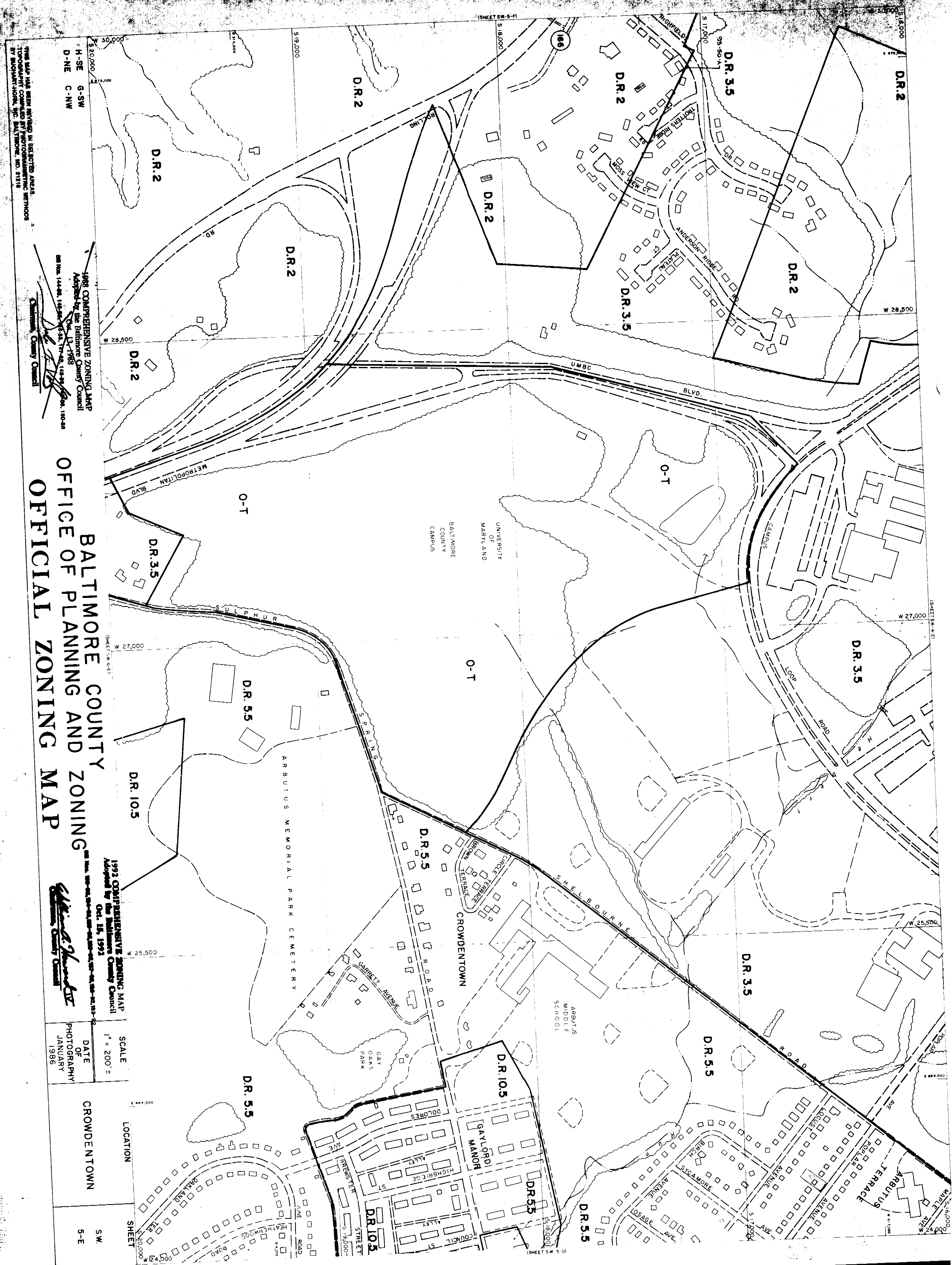
BACK VIEW OF PROPERTY, FOR PROPOSED ADDITION
WIND TOWER

PETITIONER(S) EXHIBIT ()



Item
#9

SIDE VIEW OF PROPERTY FOR PROPOSED ADDITION
11/10/01





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION
CROWDENTOWN

SHEET
S.W.
5-E

DATE
OF
PHOTOGRAPHY
JANUARY
1986

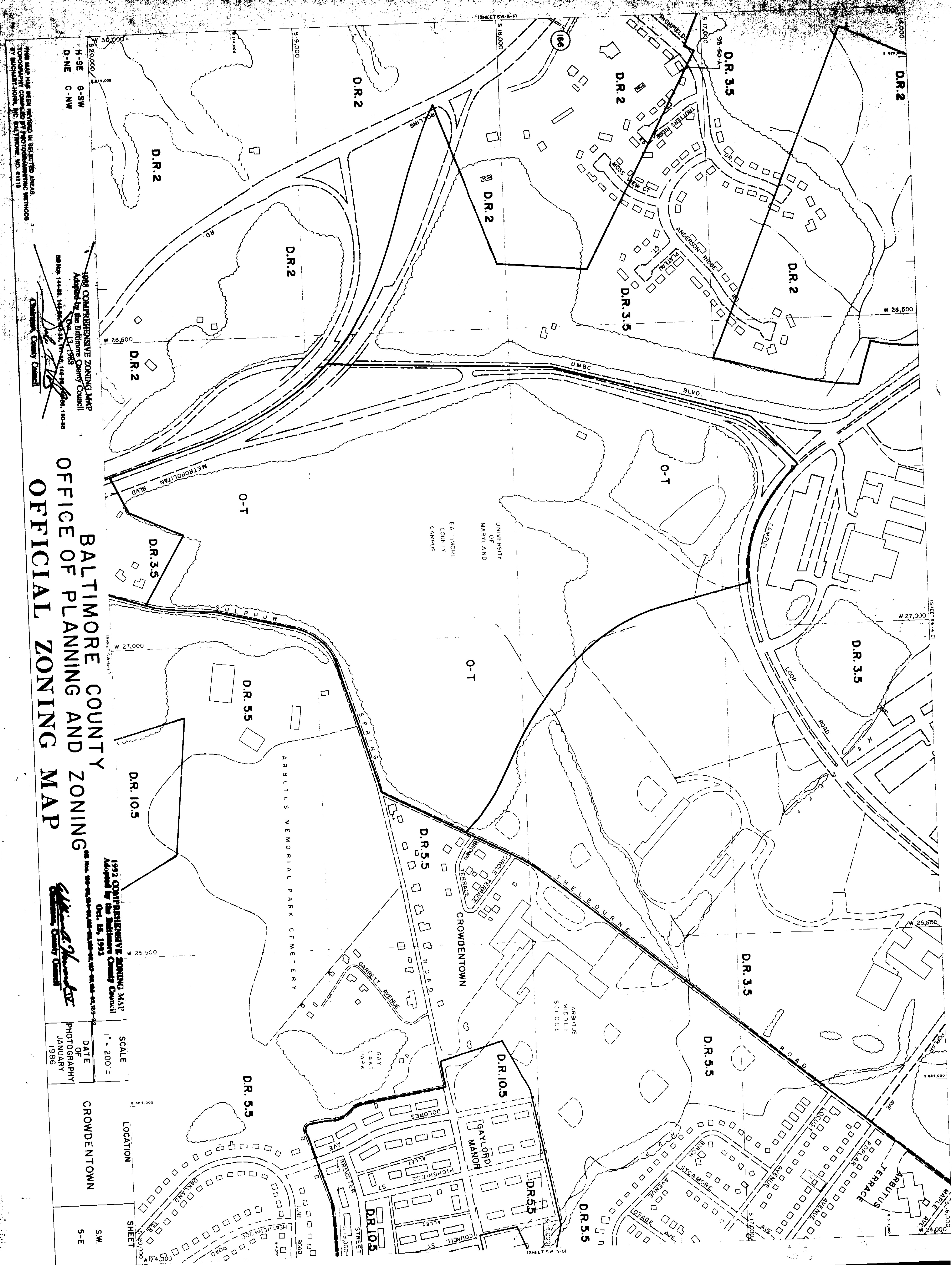
PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	44-03-11-140	S.W.
DATE OF PHOTOGRAPHY JANUARY 1986	CROWDENTOWN	5-E





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'

LOCATION
CROWDENTOWN

SHEET
S.W.
5-E
DATE
OF
PHOTOGRAPHY
JANUARY
1966

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401



PREPARED BY AIR PHOTOGRAPHICS, INC
MARTINSBURG, W.V. 25401

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP**

SCALE

LOCATION

SHEET

**DATE
OF
PHOTOGRAPHY
JANUARY
1986**

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-9-A (Item 9)
1215 Poplar Avenue
S/S Poplar Avenue, 400' E of c/l Shelbourne
13th Election District - 1st Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before July 30, 1995. The closing date (August 7, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director
Department of Permits and Development Management

cc: Peter A. Franz

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 2, 1995

Mr. Peter A. Franz
1215 Poplar Avenue
Arbutus, Maryland 21227

RE: Item No.: 09
Case No.: 96-9-A
Petitioner: P. A. Franz

Dear Mr. Franz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 10, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jv
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 31, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for July 31, 1995
Items 008, 011, 012, 013 and 016

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sh

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/17/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
LOCATION: DISTRIBUTION MEETING OF JULY 24, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 09, 10, 11, 12, 13, 14 & 16.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Maryland Department of Transportation
State Highway Administration

Secretary:
Hal Kassoff
Administrator

7-17-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 009 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 1, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 494, 9, 10, 11, 12 and 13.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Kenna*

PK/JL

ITEM494/PZONE/ZAC1

Plat to accompany Petition for Zoning Variance ☒ Special Hearing

PROPERTY ADDRESS: 1215 POPLAR AVENUE

Subdivision name: POPLAR AVENUE

plat book # 14, folio # 27, page # 4, section # 1

OWNER: PETER S. FRANZ

SS1°24'E

Lot 40 ALL YARDS ARE FENCED

Lot 41

Lot 42

Mr. BELLINGER

Mr. EBLUGH

PROPOSED LOT 41 EXTENSION 6' x 18'-0"

PROPOSED LOT 42 EXTENSION 6' x 18'-0"

PROPOSED LOT 43 EXTENSION 6' x 18'-0"

PROPOSED LOT 44 EXTENSION 6' x 18'-0"

PROPOSED LOT 45 EXTENSION 6' x 18'-0"

PROPOSED LOT 46 EXTENSION 6' x 18'-0"

PROPOSED LOT 47 EXTENSION 6' x 18'-0"

PROPOSED LOT 48 EXTENSION 6' x 18'-0"

PROPOSED LOT 49 EXTENSION 6' x 18'-0"

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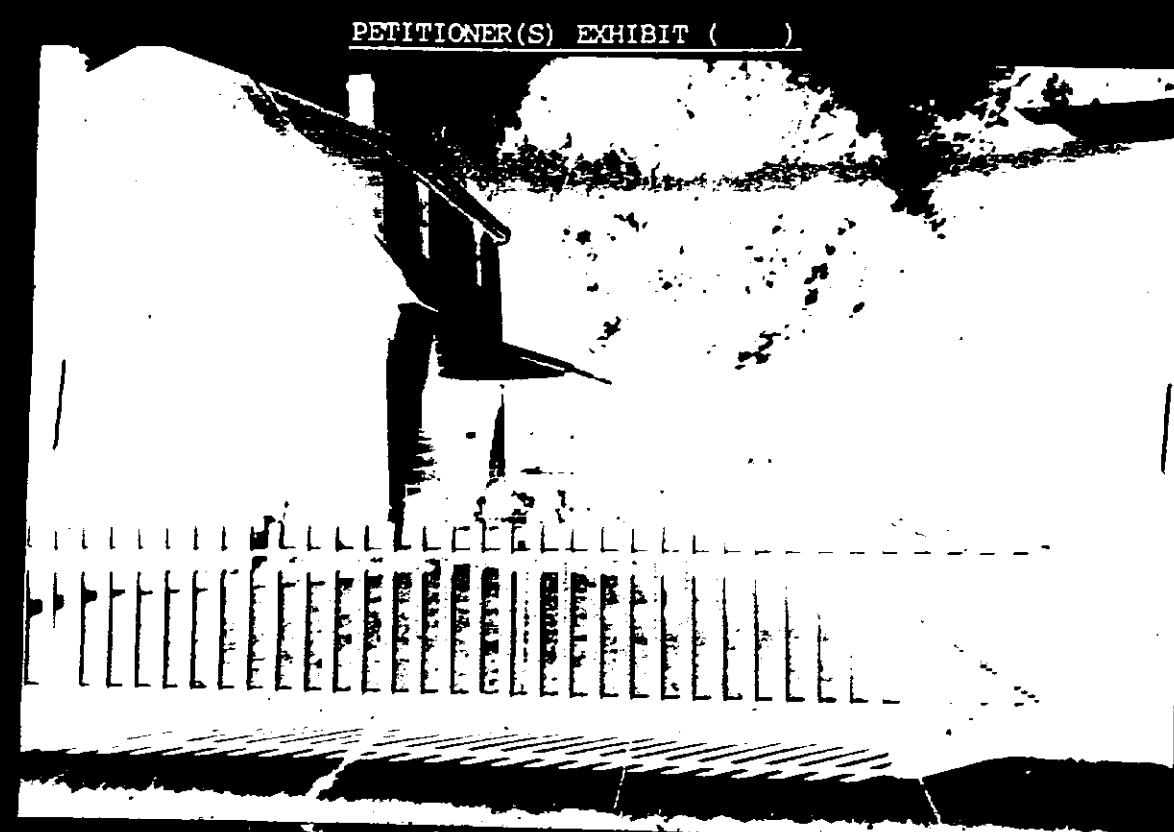
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PROPOSED LOT 460 EXTENSION 6' x 18'-0"

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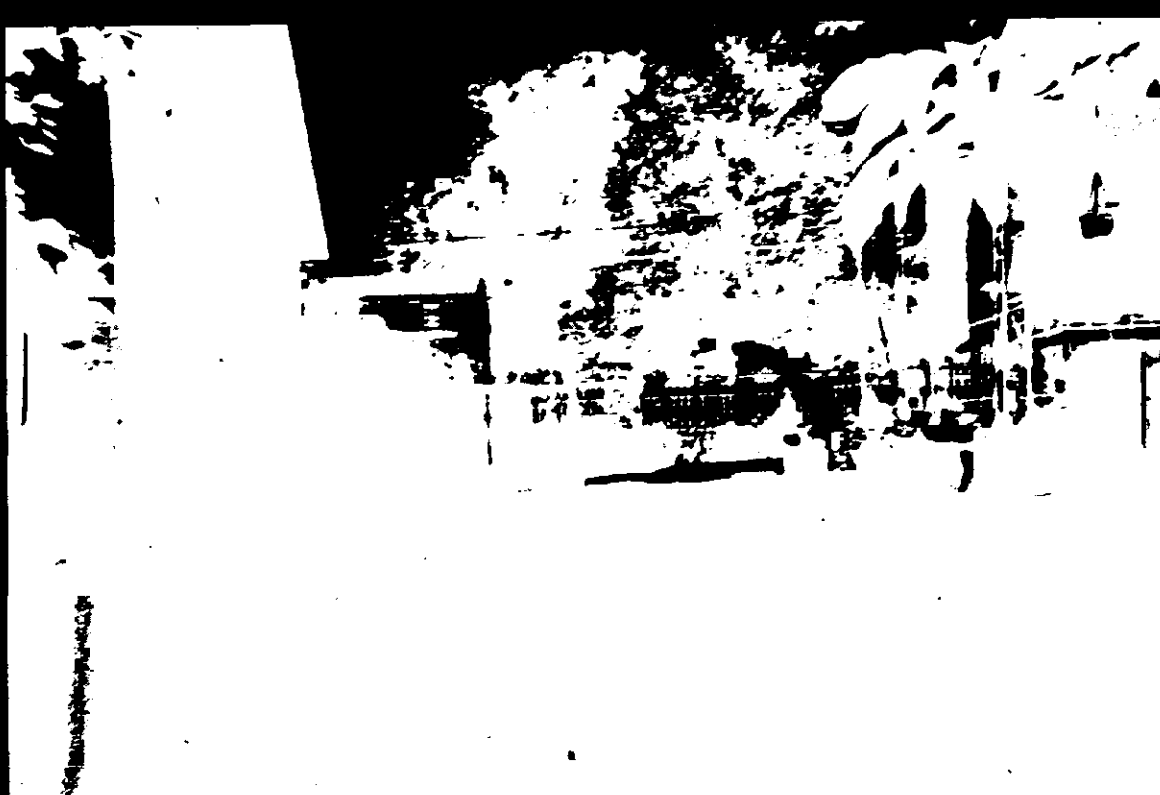
PROPOSED LOT 462 EXTENSION 6' x 18'-0"

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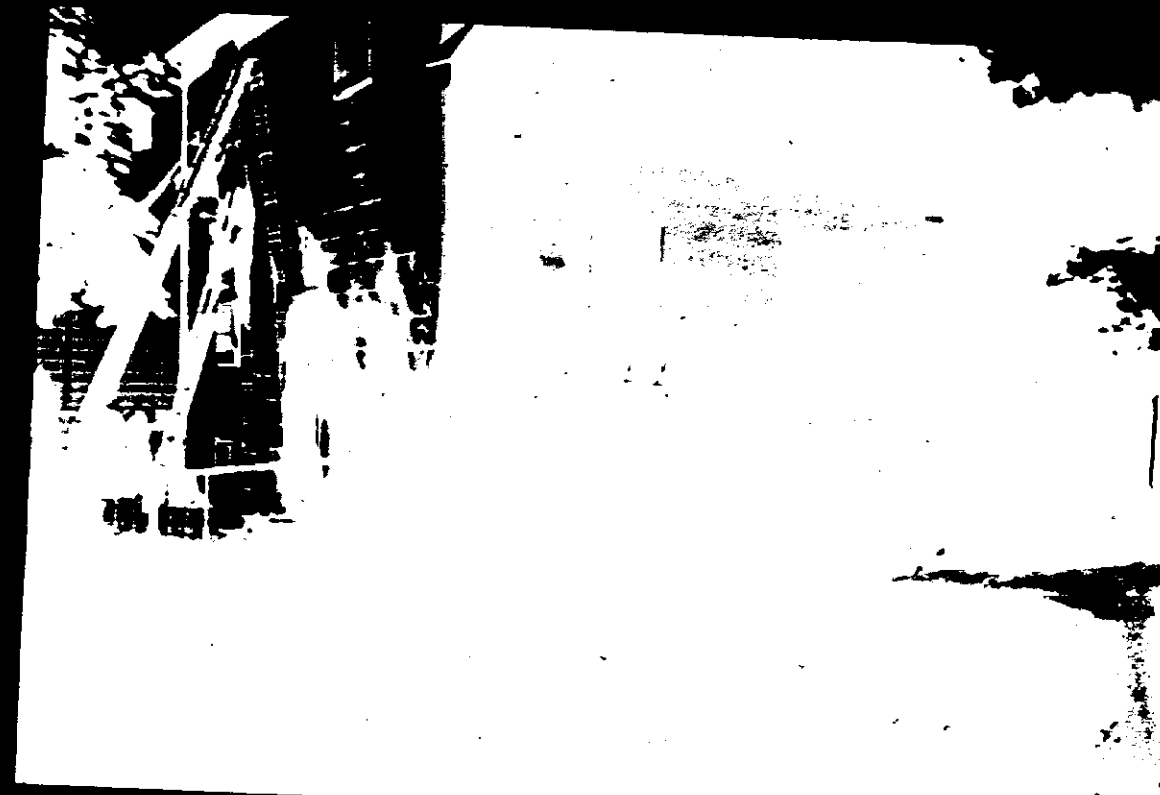
FRONT VIEW OF
THE HOUSE AND FENCE
FROM THE
ROAD

Item
#9



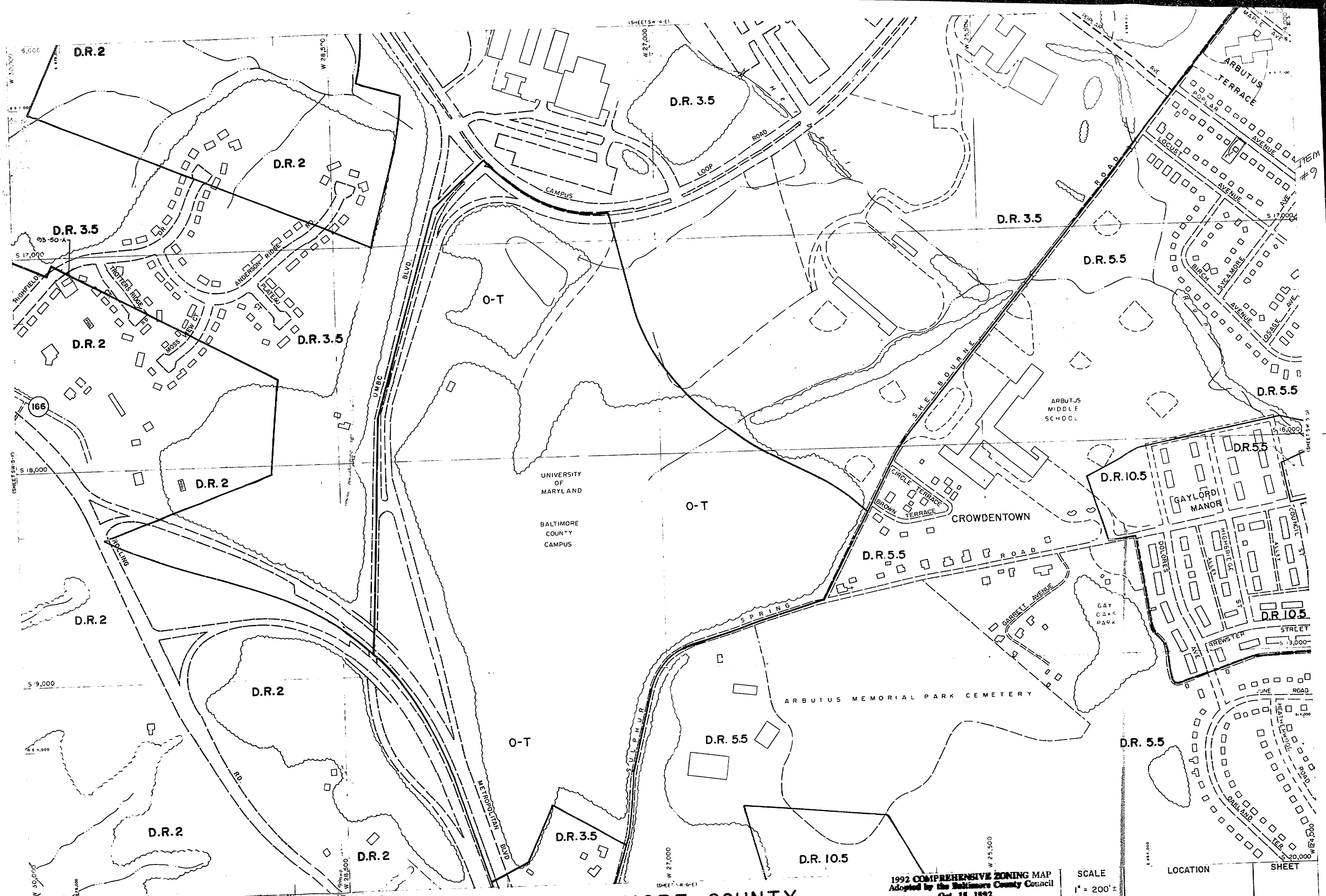
FRONT VIEW OF THE HOUSE AND FENCE
FROM THE ROAD

Item
#9



FRONT VIEW OF THE HOUSE AND FENCE
FROM THE ROAD

Item
#9



1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 12, 1988
B9 Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
B9 Nos. 200-92, 201-92, 202-92, 203-92, 204-92, 205-92, 206-92, 207-92, 208-92, 209-92
William Howard IV
Chairman, County Council

SCALE 1" = 200' ±	LOCATION CROWDENTOWN
DATE OF PHOTOGRAPHY JANUARY 1986	SHEET S.W. 5-E

THIS MAP HAS BEEN REVISIONED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART HORN, INC., BALTIMORE, MD 21202